

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 2, 2012
Re: Staff Report for Pinnacle Club Subarea A3 – Development Plan

Item #7 –Pinnacle Club Subarea A3 – Development Plan

(PID# 201201170003)

Application: Development Plan
Location: Pinnacle Club Drive & Bell Classic Drive
Applicant: **Joseph Ciminello, Pinnacle Development Co**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (February 14, 2011 revision)
- The Pinnacle Club of Grove City Development Standards Text (March 28, 2011 revision)

Project Summary:

The applicant is proposing to amend the development plan for Subarea A3 of the Pinnacle Club, east of the Pinnacle Club Drive circle and south of Bell Classic Drive. This subarea was created in 2011 with CR-22-11, an amendment to the Pinnacle Club development plan calling for 44 lots with every two lots having one structure containing two attached single-family dwelling units with common lot line and wall. The proposed amendment will allow for the construction of detached single-family dwelling units on the lots within subarea A3 in addition to the previously approved doubles.

Site Plan

The proposed amendment will create a new lot configuration for Subarea A3, with a new 1.35± acre reserve located in the rear of lots on the interior of the “loop” created by Bell Classic Drive and Pinnacle Club Drive. The applicant has submitted two options for developing the land south of Pinnacle Club Drive. Sheet 5A shows sixteen (16) lots, with every two lots having one structure containing two attached single-family dwelling units with common lot line and wall. Sheet 5B shows fifteen (15) lots with detached “courtyard” homes on each lot.

Building

The amended development plan would allow for the construction of detached and attached housing types. The detached units would be EPCON products while the attached units would remain those approved as part of the previous amendment of Subarea A₃ (CR-22-11). The EPCON products would entail four (4) potential detached housing types; the Portico, Palazzo, Promenade, and Piazza, each of which has a variety of options to create differing structures. Detached units would incorporate similar stucco and stone façade treatments and include a two car garage and private patios. Additionally, the applicant has submitted an exterior material specification sheet which denotes the various finish materials and colors however materials not detailed are to match color and styles found on the Pinnacle clubhouse.

The amended development text outlines detached home size requirements and indicate that sizes will vary based on their location within the Subarea. The minimum size of houses fronting Pinnacle Club Drive is proposed as 1,170 square feet, while all other will have a minimum square footage of 1,519. Additionally, the text states that no two adjacent units in this area shall have a total square footage less than 2,680. Lots 1104 and 1105 will be developed with houses with a minimum square footage of 2,034, as well as three of the remaining lots fronting Bell Classic Drive (lots 1106 thru 1113).

Landscaping

The submitted plan shows a landscape area along the western edge of lots 1104 and 1103 and landscaping within the proposed reserve DD and the existing reserve AA on the south side of the Pinnacle Club Drive circle. Typical landscaping for the proposed detached structures has also been submitted and includes a common hedge bordering the sidewalk.

Signage

Two stone entrance features are proposed to be installed in the subarea facing the Pinnacle Club Drive circle at both Bell Classic Drive and Pinnacle Club Drive, delineating this area as the "Estate Villas." The entrance feature will match those of the other Pinnacle Club subarea entrance features, with raised brass lettering mounted on a limestone backing.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Can Be Met: Staff does not believe that the proposed development will be a detriment to present and potential surrounding uses, provided that the proposed single family structures have a mass and exterior character appropriate for the Estate Lots of Pinnacle. Additionally, it is staff's belief that common landscaping and fencing located in front of the buildings would serve to unify the area and create an appropriate environment with the surrounding area.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development plan amendment deviates from the minimum setback requirements as set forth the zoning code; however staff feels that this deviation is warranted through

the incorporated design amenities such as the proposed open space reserve and common design features (e.g. fence and landscape treatments).

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development has been conceptually designed to fit the character of the existing Pinnacle Club estate lots through the utilization of similar finish materials found on other estate lot structures and the clubhouse; however the applicant has not provided a complete list of detailed finish materials that contain specified manufactures or colors. Two stone entrance features to match those utilized in the other subareas are proposed to delineate this as a separate development (the "Estate Villas") from the Pinnacle Club estate lots.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed amendment is in conformance with regard to the general use and intent of the area for single family residential, similar to the previously approved amendment, which increased the density of the subarea to create 44 lots from the previous 22 lots in the subarea. The area is to remain single family with a combination of detached and attached structures which utilize similar finish materials as surrounding structures.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing streets, Pinnacle Club Drive and Bell Classic Drive, are adequate to carry traffic generated by the proposed development.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development contains the required parking, landscaping, and utility areas to create a desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including the buildings, landscaping, and utility areas can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends the Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulations:

1. Proposed changes to text and plan sheets shall be applicable only to Subarea A3.

2. A material sample board shall be submitted to the Development Department prior to the item being reviewed by City Council.
3. Typical Unit Preliminary Planting Plans (Sheets 1, 2, and 3 of 3) need to show two 2" caliper trees per unit.
4. All attached and detached structures shall contain two-car garages with a minimum area of 400 square feet.